



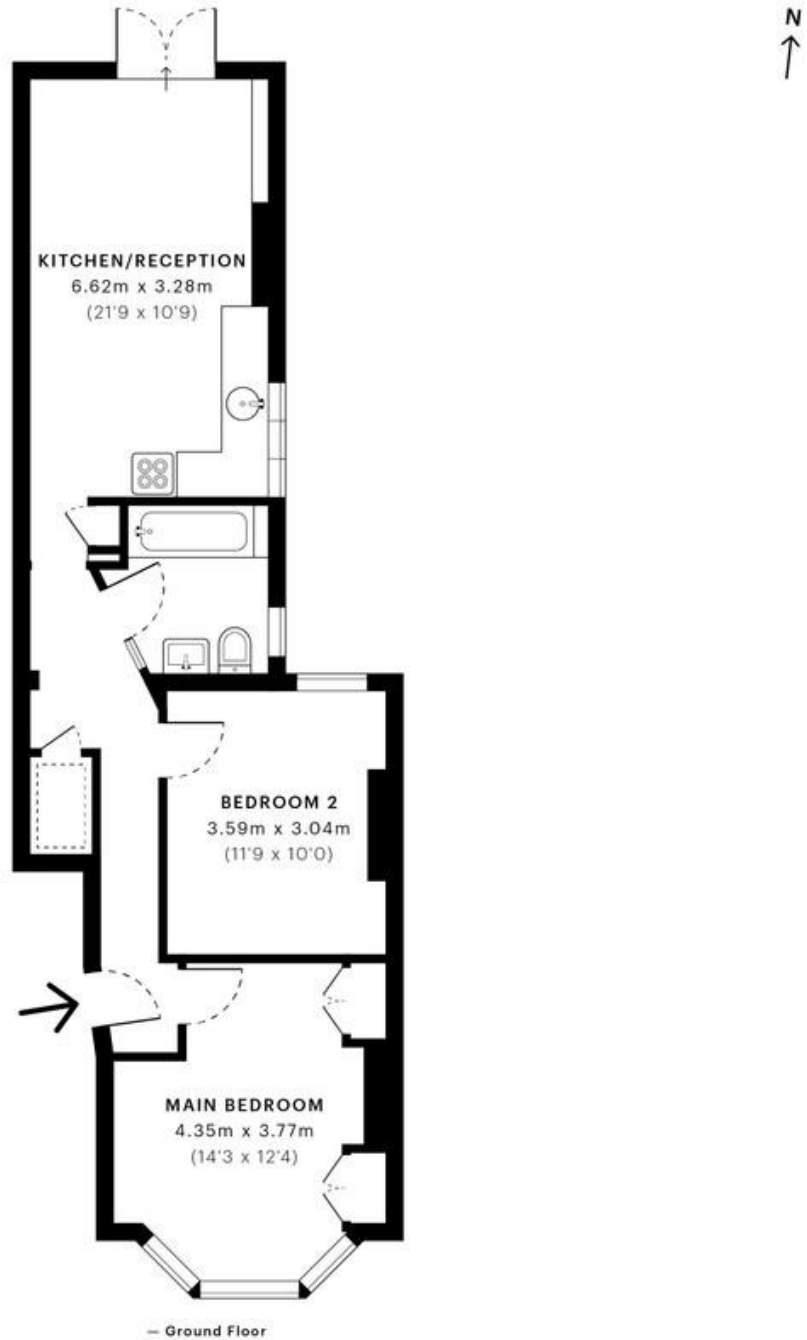
## Leighton Gardens, Kensal Rise NW10

### £565,000 Leasehold

\*\*\* SOLE AGENTS \*\*\*

mile... are excited to present to the market the gorgeous garden apartment set on one of Kensal's most loved roads. Offered in excellent condition, the property formed of very desirable layout comprises of two double bedrooms (one with bay windows), a three piece family bathroom and a super living-room / open-plan kitchen-diner area with French doors leading onto a superb peaceful mature shared garden. The property is being offered with a long lease. The property also benefits from double glazed windows throughout, wood flooring in the bedroom kitchen and living area tiled bathroom and hallway, high ceilings and an abundance of natural light and storage space. Leighton Gardens is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Victorian conversion
- Ground floor apartment
- Garden
- Two double bedroom
- Leasehold (954 years)
- Fantastic location
- Excellent condition
- Great layout
- Virtual Tour
- Close to shops and transport



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
60.03 sqm / 646.16 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
55.87 sqm / 601.38 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
1.35 sqm / 14.53 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 58.89 sqm / 633.89 sqft  
IPMS 3C RESIDENTIAL 56.01 sqm / 602.89 sqft

Spec ID 5f6883c47822390db70224bd

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.